

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE *
SE/S Mace Avenue, 3,259 ft. of * ZONING COMMISSIONER
NE/S Beck Street *
927 Mace Avenue * OF BALTIMORE COUNTY
15th Election District *
5th Councilmanic District * Case No. 95-3-A
Russell O. Sasser, Sr., et ux
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Russell O. Sasser, Sr., and Sandra J. Sasser, his wife, for that property known as 929 Mace Avenue in the Essex section of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) to be 1 ft. from the property line, in lieu of the required alignment with the existing nonconforming house, and to allow the existing house to be 5 ft. from the property line in lieu of the required 10 ft., in a D.R.5.5 zone. All as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4TH day of August, 1994 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) to be 1 ft. from the property line, in lieu of the required alignment with the existing nonconforming house, and to allow the existing house to be 5 ft. from the property line, in lieu of the required 10 ft., in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmm



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 8/4/94
By M. Moorh

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 3, 1994

Mr. and Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Zoning Variance
Case No. 95-3-A
Property: 927 Mace Avenue

Dear Mr. and Mrs. Sasser:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

PROCESSED





Petition for Administrative Variance

95-3-A
to the Zoning Commissioner of Baltimore County

for the property located at

927 Mace Avenue
which is presently zoned DR. S. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1302.3C.1 & 301.1A to Allow AN OPEN PROTECTION (DECK) TO BE 1 FT. FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED ALIGNMENT WITH THE EXISTING NON-CONFORMING HOUSE, AND TO ALLOW AN EXISTING HOUSE TO BE 5' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 10' IN A DR. S. 5. ZONE

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No

City State Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED

Zoning Commissioner of Baltimore County

REVIEWED BY: JMA

DATE: 7-8-94

Printed with Soybean Ink
on Recycled Paper

ITEM #: 5

ESTIMATED POSTING DATE

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

address

927 Mace Ave
Baltimore MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See Attached

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Russell O. Sasser Jr.
(signature)
Russell O. Sasser Jr.
(type or print name)



Sandra J. Sasser
(signature)
Sandra J. Sasser
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of June, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Russell O. Sasser Jr. Sandra J. Sasser

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

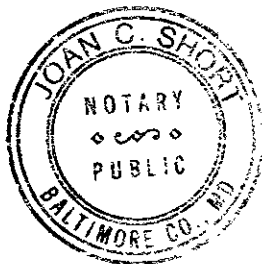
AS WITNESS my hand and Notarial Seal.

6-16-94
date

Joan C. Short
NOTARY PUBLIC

My Commission Expires:

11-1-94



We are hereby requesting an administrative variance due to the practical difficulty and of narrow lot size.

Due to the lot size we wanted to preserve as much open play space for children in a safe fenced area. This would adequately accommodate our children, as well as, visiting nephews and nieces.

We currently maintain the property located under the trees on the church lot. The church buildings are approx. 250 ft. away from our property. The church has given written consent. (attached). Existing house has been build for approx 42 years.

J. Sauer

EXAMPLE 3 - Zoning Description

3 copies

95-3-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 927 MACE AVENUE
(address)
Election District 15 Councilmanic District _____

Beginning at a point on the Southeast side of _____
(north, south, east or west)

MACE AVENUE which is 50'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 3289' NORTHEAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BECK ST.
(name of street)

which is 30' wide. *Being Lot # _____,
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of
_____ as recorded in Baltimore County Plat
(name of subdivision)

Book # _____, Folio # _____, containing

(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

95-3-A

District 15th

Date of Posting 7/16/94

Posted for: Variance

Petitioner: Russell & Sandra Sasser

Location of property: 927 Mac Ar. SE/S

Location of Signs: Facing road way on property being zoned.

Remarks: _____

Posted by M. Healy

Signature

Date of return: 7/22/94

Number of Signs: 1

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
11 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-3-A

Account: R-001-6150

Number

5.

STLA

Date 7-8-94.

RUSSELL SANDRA SASSER 927 PLACE AVE.

010 VARIANCE (ADJ) \$50

080 SIGN \$35

TOTAL \$85

MICROFILMED

02A02#0374KJCHRC

\$85.00

BA 0010:20A007-08-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 22, 1994

Mr. and Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, Maryland 21221

RE: Case No. 95-3-A, Item No. 5
Petition for Administrative Variance
Petitioner: Russell O. Sasser, Jr., et ux.

Dear Mr. and Mrs. Sasser:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on July 8, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

MICROFILMED

Zoning Plans Advisory Committee Comments
Mr. and Mrs. Russell O. Sasser, Jr.
Date: July 22, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:cmu



Maryland Department of Transportation
State Highway Administration

O. James Lightizer
Secretary
Hal Kassoff
Administrator

7-19-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *5 (JRA)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for *DAVID N. RAMSEY, ACTING CHIEF*
~~John Contestabile, Chief~~
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/19/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 2, 3, 5, AND 6.

RECEIVED
JUL 20 1994

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

ZADM

cc: File



95-3

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 25, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for July 25, 1994
Item No. 5

The Developers Engineering Section has reviewed the subject zoning item. An existing 10-foot drainage and utility easement containing a sodded ditch runs parallel to the south property line of the subject site. Care should be exercised to insure the ditch is not obstructed.

RWB:sw

RECEIVED
JUL 26 1994

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 25, 1994

Mr. & Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, MD 21221

RE: Case No. 95-3-A, Item No. 5
Petition for Administrative Variance
Russell O. Sasser, Jr., et ux

Dear Mr. and Mrs. Sasser:

Enclosed are copies of comments received from Developers
Engineering Section on July 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at
887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Julie A. Winiarski".
Julie A. Winiarski
Office Assistant

Enclosure

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Russell and Sandra Sasser
927 Mace Avenue
Baltimore, Maryland 21221

Re: CASE NUMBER: 95-3-A (Item 5)
927 Mace Avenue
SE/S Mace Avenue, 3,259' of NE/S Beck Street
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 17, 1994. The closing date (August 1, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

[Handwritten note: 8/10/94]



First Baptist Church of Essex

911 Mace Avenue • Baltimore, Maryland 21221-4799 • 410-686-8499

Paul R. Hart, Sr., Th.D.
410-391-2449

Jean Thau
410-252-4731

Joyce M. Belcher, Pre-Kindergarten Director
410-682-2691

June 2, 1994

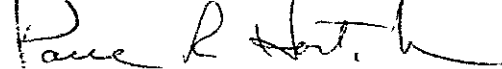
Ref.: Russell Sasser Property, 927 Mace Avenue, Baltimore, Md. 21221

To Whom it may Concern:

This communication is to advise that there is no objection to the building of a deck adjacent to the church property on the Sasser property at 927 Mace Avenue, Baltimore, Md. 21221.

There are no immediate church plans to any construction next to Mr. Sasser's property and we therefore do not object to his construction of a deck on the rear of his home.

For the Trustees,


Paul R. Hart, Sr., Pastor

And daily in the temple,
and in every house,
they cease not to Preach and Teach Jesus Christ.

Acts 5:42

#5

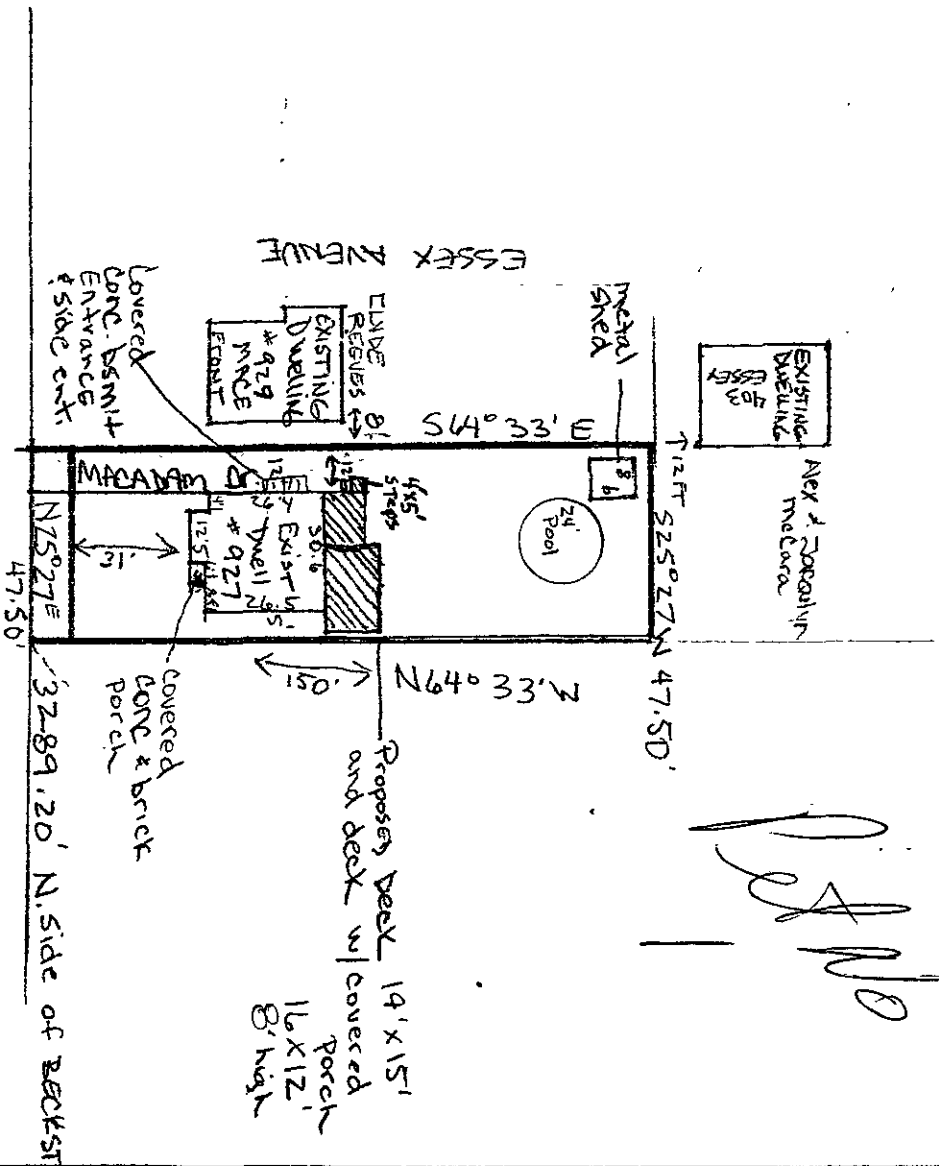
Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 927 MACE AVENUE see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ESSEX ZONE deed reference # 7067-256

plat book# 1, folio# 1, lot# 1, section# 1

OWNER: Russell & Sandra Sasser



North

date: 7-6-94

prepared by: R.S.

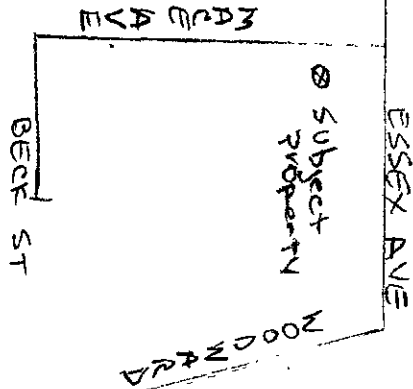
MACE AVENUE (30' PAVING)

95-3-A

Scale of Drawing: 1" = 50'



Vicinity Map
scale: 1"=1000'



LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5

1"=200' scale map#: NE-30

Zoning: RE S.S

Lot size: .16 acreage

square feet 7125

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: SDA ITEM #: 5 CASE#: 1

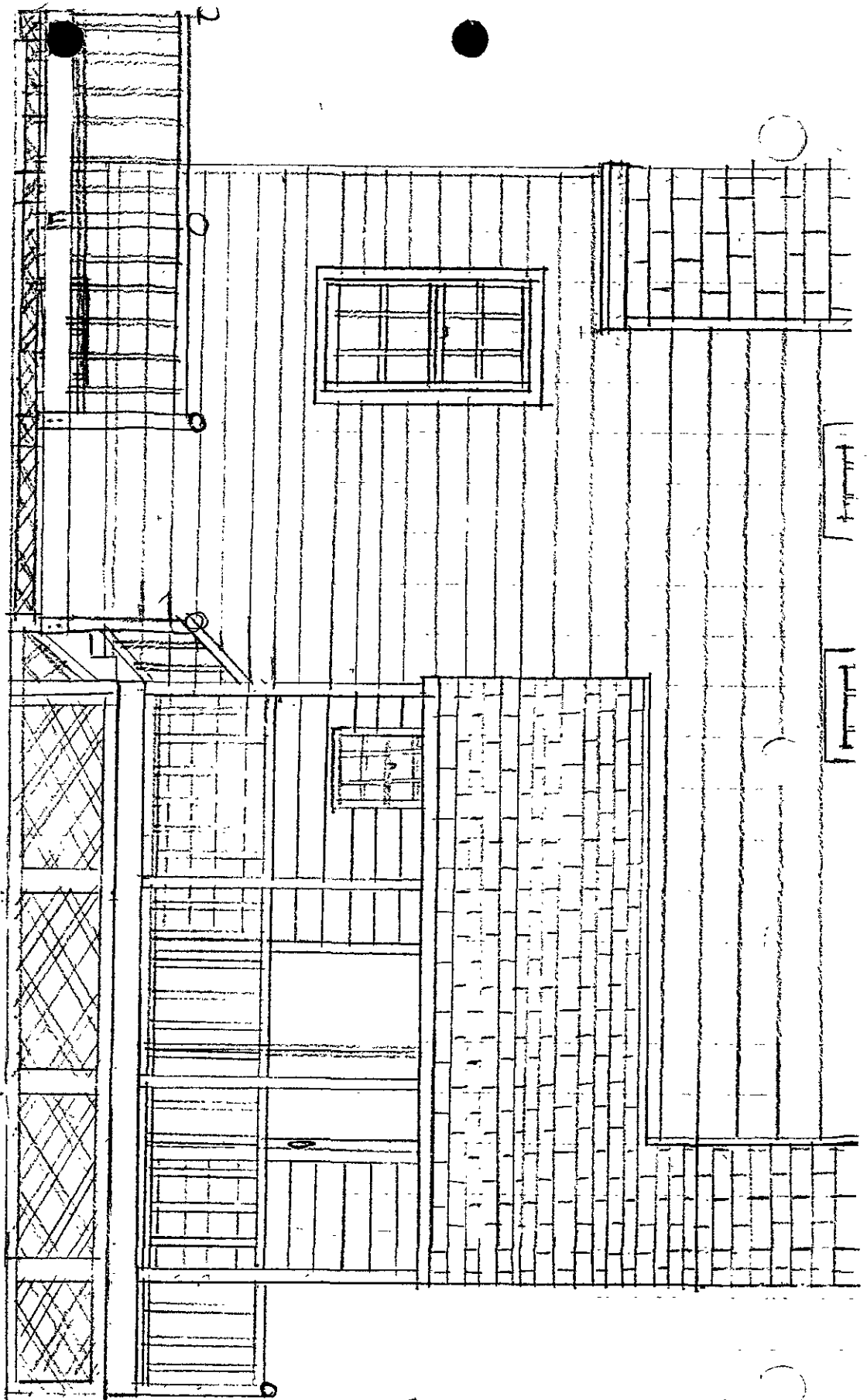
Russell C. Sasser Sr.



95-3-A

mace Ave.
Front

47.5' x 150' #5
LOT Size.



#5.

W. G. F. L. N. E. L.

95-3-A



Looking at
house from
center of church
field.



North view
facing deck.



Rear view.

W. C. H. Co. Inc. 1950

95-3-A



deck at existing
and proposed
level.



far side of deck
to neighboring
church approx.
250 ft.



side view to
road.

MICROFILMED

95-3-A

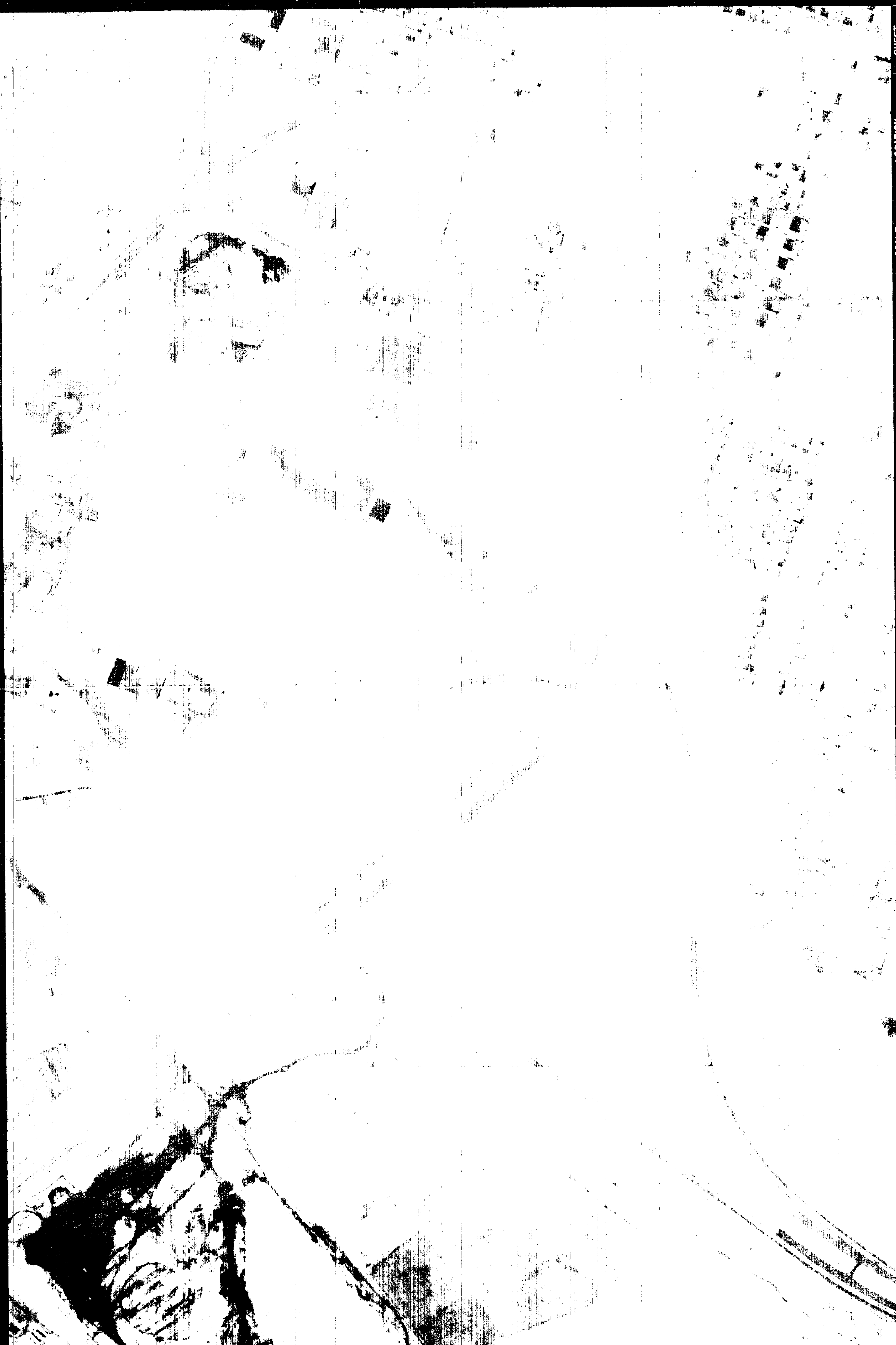


Front to back of
property. Proposed
deck side



MICROFILMED

MICROFILMED



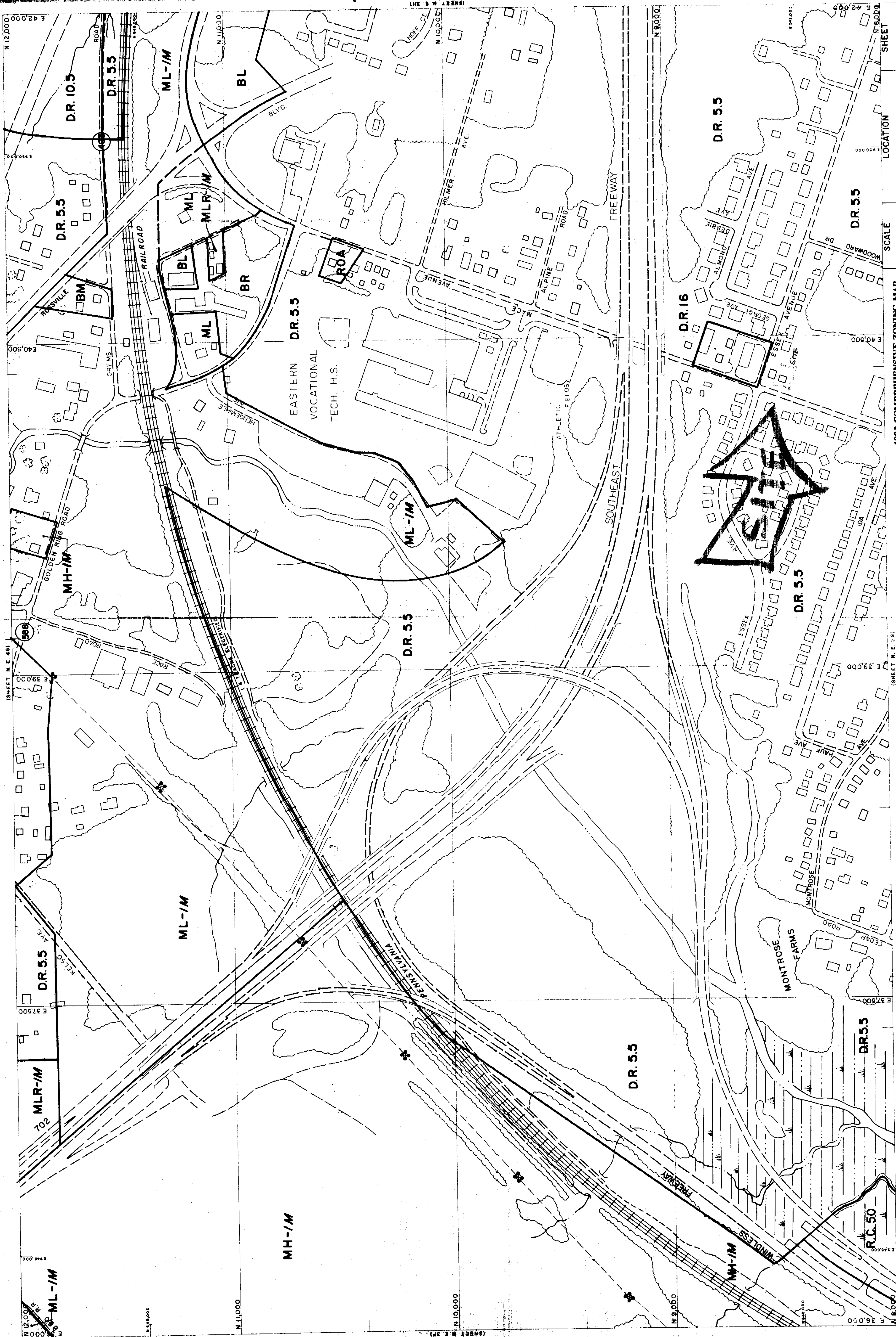
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
#5
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	STEMMERS RUN	N.E. 3-G
DATE OF PHOTOGRAPHY		
JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

95-3-A

95-3-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 15, 1992
 Ord. Nos. 93-82, 94-82, 95-82, 96-82, 97-82, 98-82, 99-82

DATE OF PHOTOGRAPHY
 JANUARY 1986

SCALE
 1" = 200'

LOCATION
 STEMMERS RUN

SHEET
 NE 3-6

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

William J. Howard IV
 Chairman, County Council

MICROFILMED

#5

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE SE/S Mace Avenue, 3,259 ft. of NE/S Beck Street 927 Mace Avenue 15th Election District 5th Councilmanic District Russell O. Sasser, Sr., et ux Petitioners

* BEFORE THE ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 95-3-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Russell O. Sasser, Sr., and Sandra J. Sasser, his wife, for that property known as 929 Mace Avenue in the Essex section of Baltimore County. The Petitioners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) to be 1 ft. from the property line, in lieu of the required alignment with the existing nonconforming house, and to allow the existing house to be 5 ft. from the property line in lieu of the required 10 ft., in a D.R.5.5 zone. All as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of August, 1994 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to allow an open projection (deck) to be 1 ft. from the property line, in lieu of the required alignment with the existing nonconforming house, and to allow the existing house to be 5 ft. from the property line, in lieu of the required 10 ft., in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

Baltimore County Government
Zoning Commission
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 3, 1994

Mr. and Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, Maryland 21221

RE: Petition for Administrative Zoning Variance
Case No. 95-3-A
Property: 927 Mace Avenue

Dear Mr. and Mrs. Sasser:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 927 Mace Avenue
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 & 301.1.A to allow AN OPEN PROJECTION (DECK) TO BE 1 FT. FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED ALIGNMENT WITH THE EXISTING NON-CONFORMING HOUSE, AND TO ALLOW THE EXISTING HOUSE TO BE 5' FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED 10' IN A DR-5.5 ZONE OF THE Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With this petition, I declare and affirm, under the penalties of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchase/Lease: _____
Legal Owner(s): Russell O. Sasser Sr.
(Type or Print Name)
Signature: [Signature]
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone for Petitioner: _____
(Type or Print Name)
Signature: [Signature]
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone No.: _____
Name: Same as above
Address: _____
City: _____ State: _____ Zip Code: _____
Telephone No.: _____

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspaper of general circulation throughout Baltimore County, and that the property be reposted.

REVIEWED BY: SLA DATE: 7-5-94
ESTIMATED POSTING DATE: _____
Printed with Soybean Ink on Recycled Paper
ITEM #: 5

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 927 Mace Avenue
Baltimore, MD 21221
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

SEE ATTACHED

That Affiant(s) acknowledge(s) that if a process is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

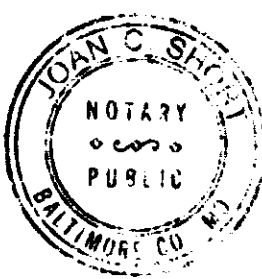
Russell O. Sasser Sr. Sandra J. Sasser
Type of Print Name Signature
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16 day of June, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Russell O. Sr. & Sandra J. Sasser

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6-16-94
Notary Public
My Commission Expires: 11-1-94



We are hereby requesting an administrative variance due to the practical difficulty and at rawdow lot size.

Due to the lot size we wanted to preserve as much open space for children in a safe fenced area. This would adequately accommodate our children as well as, visiting nephews and nieces.

We currently maintain the property located under the trees on the church lot. The church buildings are approx. 250 ft. away from our property. The church has given written consent. (attached). Existing house has been build for approx 42 years.

95-3-A

S. Sasser

5

EXAMPLE 3 - Zoning Description

3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 927 MACE AVENUE
(address)
Election District 15 Councilmanic District _____

Beginning at a point on the southeast side of _____
(north, south, east or west)

MACE AVENUE which is 50'
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 3289' NORTHEAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street BECK ST.
(name of street)

which is 30' wide. *Being Lot # _____,
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of _____
(name of subdivision) as recorded in Baltimore County Plat

Book # _____, Folio # _____, containing _____
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (notes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

7

#5

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

95-3-A
Towson, Maryland

District: 15EA Date of Posting: 7/14/94
Posted for: Variance
Petitioner: Russell O. Sasser Sr.
Location of property: 927 Mace Ave., SE/S
Location of Sign: Along Road Map on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 7/22/94
Number of Signs: 1



Baltimore County
Zoning Administration &
Development Management
215 West Ulmerville Avenue
Towson, Maryland 21204

receipt
95-3-A

Date: 7-5-94
Russell & Sandra Sasser, 927 Mace Ave.
010 Variance Admin 15C
050 SIGN 35
TOTAL 385

Account: R-001-4150
Number: 5

02A02W0374N1CHRC
BA 010:70AM7-08-94
Please Make Checks Payable To: Baltimore County

\$95.00

Cashier Validation



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 22, 1994

Mr. and Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, Maryland 21221

RE: Case No. 95-3-A, Item No. 5
Petition for Administrative Variance
Petitioner: Russell O. Sasser, Jr., et ux.

Dear Mr. and Mrs. Sasser:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on July 8, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

7-1994

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 5 (JRA)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID N. KAMPE, ACTING CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



700 East Joppa Road, Suite 901
Towson, MD 21286-5501

(410) 887-4500

DATE: 07/19/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 2, 3, 5, AND 6.

RECEIVED
JUL 20 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

95-3

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 25, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for July 25, 1994
Item No. 5

The Developers Engineering Section has reviewed the subject zoning item. An existing 10-foot drainage and utility easement containing a sodded ditch runs parallel to the south property line of the subject site. Care should be exercised to insure the ditch is not obstructed.

RWB:ew



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 25, 1994

Mr. & Mrs. Russell O. Sasser, Sr.
927 Mace Avenue
Baltimore, MD 21221

RE: Case No. 95-3-A, Item No. 5
Petition for Administrative Variance
Russell O. Sasser, Jr., et ux

Dear Mr. and Mrs. Sasser:

Enclosed are copies of comments received from Developers Engineering Section on July 25, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Julie A. Winiarski
Julie A. Winiarski
Office Assistant

Enclosure



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Russell and Sandra Sasser
927 Mace Avenue
Baltimore, Maryland 21221

Re: CASE NUMBER: 95-3-A (Item 5)
927 Mace Avenue
86/8 Mace Avenue, 3,259' of NE/S Beck Street
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 17, 1994. The closing date (August 1, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

First Baptist Church of Essex

911 Mace Avenue • Baltimore, Maryland 21221-4799 • 410-686-8499

Paul R. Hart, Sr., Th.D.
410-391-2449

Jean Thau
410-252-4731

Joyce M. Belcher, Pre-Kindergarten Director
410-682-2691

June 2, 1994

Ref.: Russell Sasser Property, 927 Mace Avenue, Baltimore, Md. 21221

To Whom It May Concern:

This communication is to advise that there is no objection to the building of a deck adjacent to the church property on the Sasser property at 927 Mace Avenue, Baltimore, Md. 21221.

There are no immediate church plans to any construction next to Mr. Sasser's property and we therefore do not object to his construction of a deck on the rear of his home.

For the Trustees,

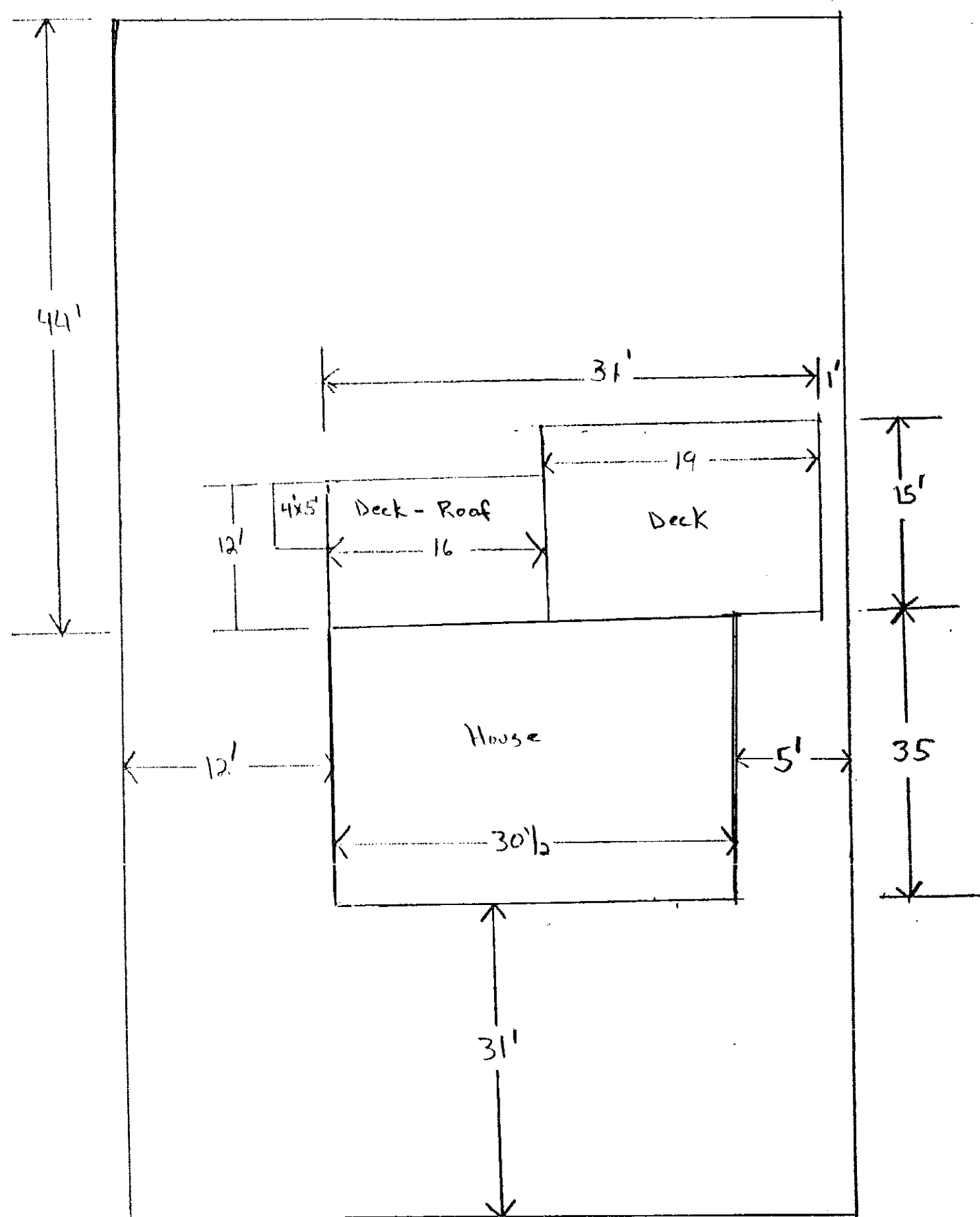
Paul R. Hart, Sr.
Paul R. Hart, Sr., Pastor

And daily in the temple,
and in every house,
they cease not to Preach and Teach Jesus Christ.
Acts 5:42

#5

Back

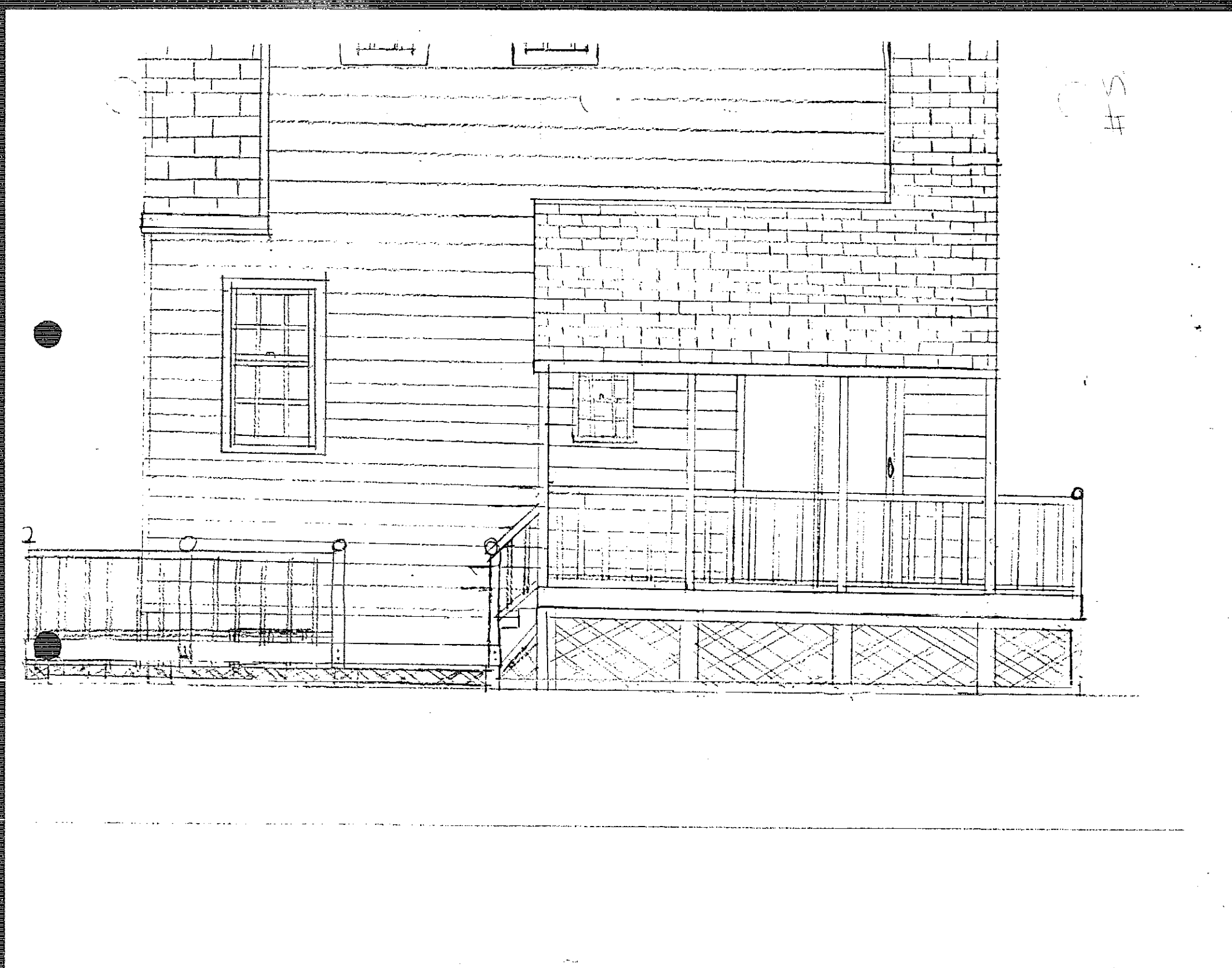
Russell A. Sasser Sr.



95-3-A

Mace Ave.
Front

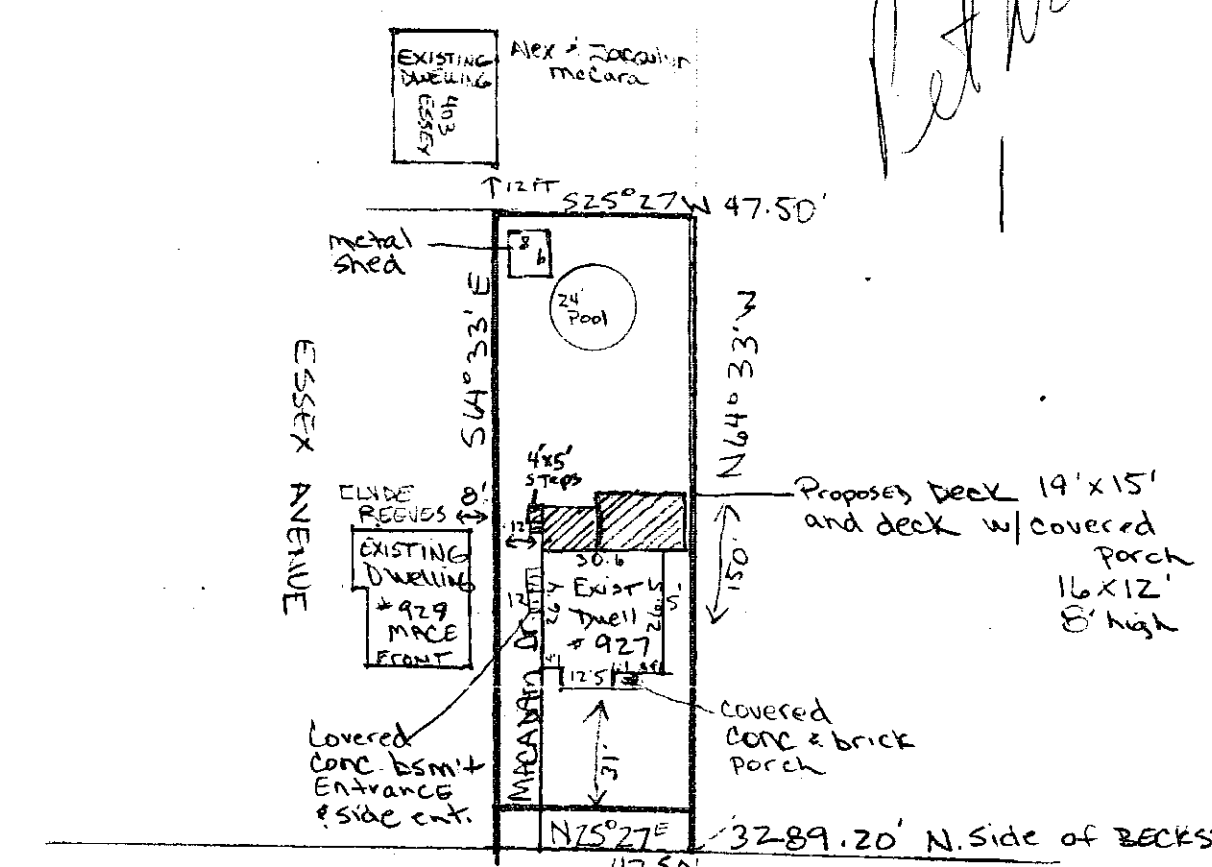
47.5' x 150'
Lot Size.



Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 927 MACE AVENUE
Subdivision name: _____
plat book# _____, folio# _____, section# _____
OWNER: Russell & Sandra Sasser

see pages 5 & 6 of the CHECKLIST for additional required information



North
date: 2-6-94
prepared by: RS.

MACE AVENUE (30' PAVING)
95-3-A
Scale of Drawing: 1" = 50'

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 5

1"=200' scale map: NE-30

Zoning: SR 5.5

Lot size: 5.16 acres

square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

JNA S

95-3-A



Looking at house from center of church field.



North view facing deck.



Rear view.

95-3-A



deck at existing and proposed level.



far side of deck to neighboring church approx. 250 ft.



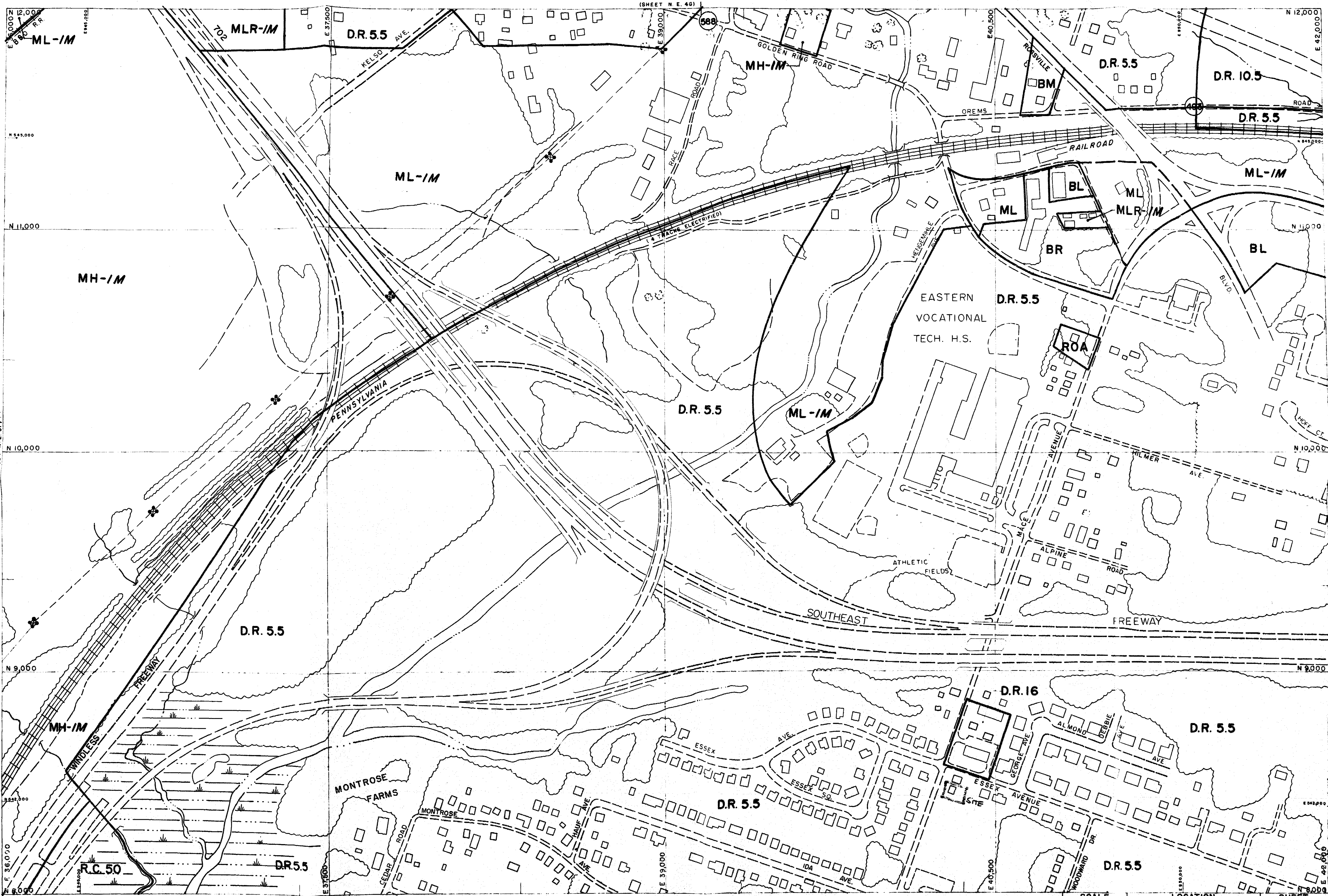
side view to road.

95-3-A



Front to back of property. Proposed deck side





1 - SW
1 - NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

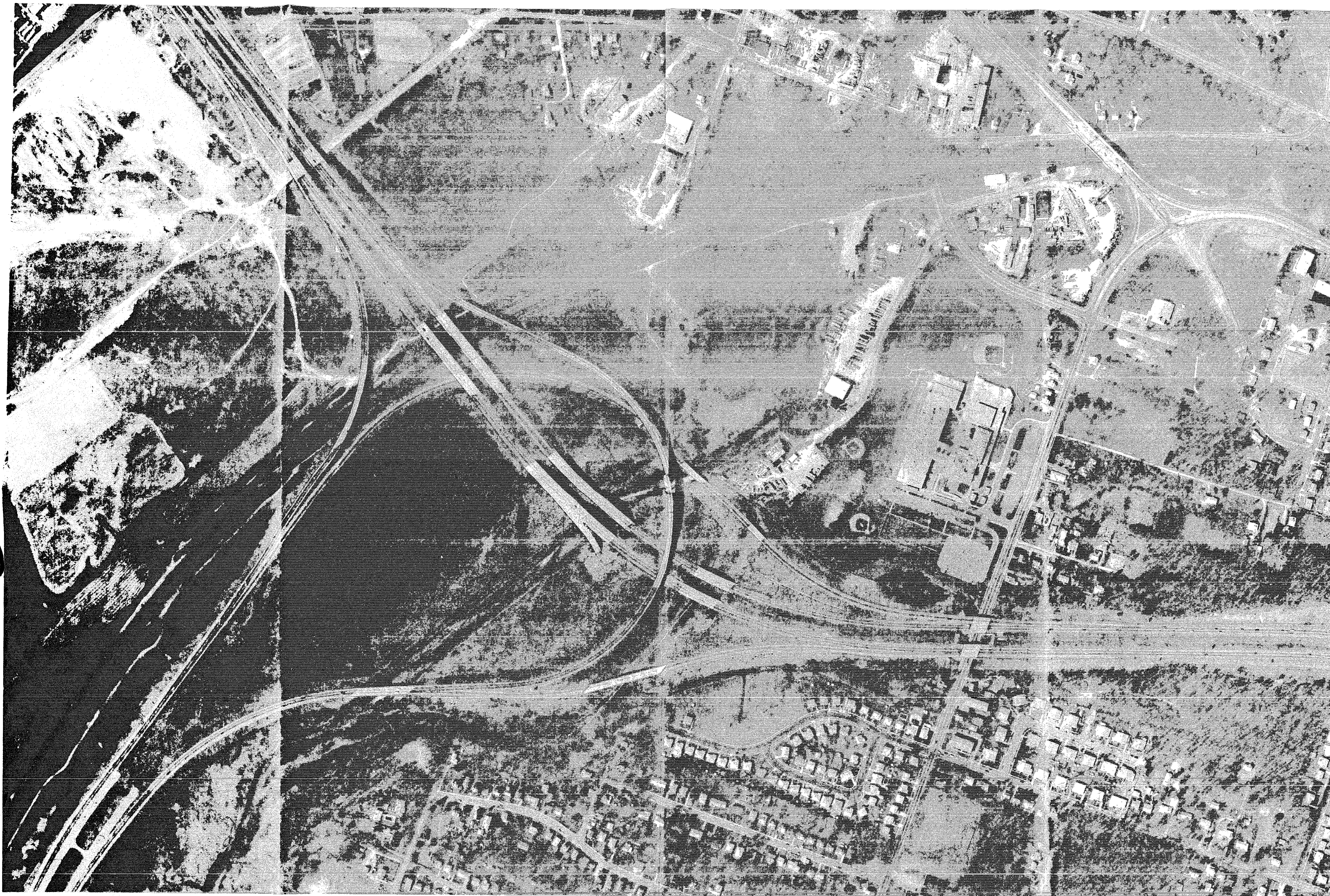
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	STEMMERS RUN	N.E. 3-G
DATE OF PHOTOGRAPHY JANUARY 1986		

#5.

95-3-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION	SHEET
DATE OF PHOTOGRAPHY JANUARY 1986	STEMMERS RUN	N. E. 3-6

#5